

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
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Project Name: Stephen Delforia
2222 N. Ocean Blvd.

Case #: 77-R-02

Date: July 9, 2002

Comments :

1. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department with the owner's application for a Building Permit.
2. Provide a Paving, Grading, and Drainage plan prepared by a licensed Florida Engineer including sufficient existing reference and design elevations for appropriate surface water routing. Elevations or sections along frontage to public right of way and on adjacent property shall be provided with the on site retention area calculations and site geometry demonstrating adequate water quality pre-treatment requirements.
3. Provide a certified land survey by a State of Florida licensed surveyor.
4. Insufficient stacking distance has been provided from S.R. A-1-A and from N.E. 23 Street into the site for adherence to the City's Code of Ordinances, Section 47-20.5. Provide 44 ft. of stacking distance from property line to first parkin spaces or cross movements from S.R. A-1-A and 22 ft. from N.E. 23 Street or review provisions for reduction in City Code (47-20.5) for resolution of this problem.
5. Provide a site lighting plan for all parking areas in accordance with Section 47-20.14 of the City Ordinances.
6. Provide additional notation on engineering plan (Paving, Drainage, and Grading) to re-construct all portions of public sidewalk which are in disrepair and those portions within driveway approach widths to be six (6) inches thick.

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7. Verify with Planning staff if wider than five (5) foot sidewalk is required along S.R. A-1-A ?
8. The engineer's paving and drainage plan shall indicate where new or existing driveway approaches are to remain and are to be removed. Those lying within FDOT right of way require permit from FDOT. Any approaches which will not be utilized by this project shall be removed and curb and gutter reconstructed as applicable.
9. Review all proposed driveways for interference with proposed or existing overhead power or light poles and coordinate re-design or relocation as required.
10. It is unclear how the accessible route from the handicapped parking space safely provides a corridor for those individuals to access the entry to the building (without use of the internal driveway or aisle).
11. No stop sign or bar are shown on architect's plans in accordance with FDOT design standards at egresses to N.E. 23 Street and S.R. A-1-A.
12. It appears that an additional cross movement internal to the garage requires the sign and bar as well.
13. Provide a utility service plan for additional review.
14. Provide a trip generation statement from a traffic engineer indicating the number of trips generated for this project. The City logs the numbers of daily trips on the barrier island for evaluation relative to limits defined in the Comprehensive Land Use Plan.
15. Additional comments may follow additional plan submittals.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: .Stephen Delfloria

Case #: 77-R-02

Date: 07/09/02

Comments:

- 1) The requirements of 412 of the FBC apply at permit.
- 2) Elevator lobby vestibules required by 412.61 FBC. Current design will not comply with this requirement.
- 3) Flow test required \
- 4) Civil plans required.
- 5) Exit separation issues may also be problematic on all levels.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Stephen Delfloria

Case #: 77-R-02

Date: July 9, 2002

Comments:

This site plan will adversely impact Public Safety radio communications in the future. The combined effects of building construction in Fort Lauderdale is having an adverse impact on the performance of the Public Safety Radio Systems used by Fire Rescue and Police. Costs of mitigating the impact on the City's Radio Systems shall be born by the developer. Due to the severity of the impact, mitigation costs may be substantial. In the future, the developer may be required to provide mitigation resources at sites other than this project location.

An internal bi-directional amplifier system will be required to address communications issues within this building.

Recommendations:

To address the internal building Public Safety Radio System coverage the City requires that a bi-directional amplifier system be installed to distribute the radio signals to each floor. These bi-directional amplifier systems can be designed and installed by any experienced radio communications firm using City provided performance specifications.

Qualified firms are: BearCom, Dean Delaune, (954) 733-2327; Control Communications, Fred Rodriguez, (954) 791-8040; Florida Radio Rental, John Andrade, (954) 581-4437; Kaval Wireless Solutions Inc., Kenneth Haberer, (919) 524-8783; Motorola Land Mobile Products Sector, Scott Landau, (954) 489-2020; MS Benbow and Associates, Leo Holzenthal, (504) 836-8902.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Stephen Delfloria

Case #: 77-R-02

Date: 7/9/02

Comments:

1. In the RMH-60 zoning district, 35% of the gross lot square footage to be in landscape area. There appears to be a deficiency in this regard.
2. Landscape areas to be protected from vehicular encroachment. (Show the wheelstops on the site plan.)
3. Provide a standard calculation list (available upon request) to verify that vehicular use area (VUA) requirements are met.
4. Required peninsula tree islands must have a min. of 8' landscape area width. The one island does not meet requirements
5. Indicate any existing trees or palms on site (or adjacent R.O.W.). Provide a list indicating their disposition (to remain, be relocated, or be removed), and their names and sizes. Any trees or palms which would be considered good candidates for relocation should be relocated. For those removed, provide the calculations for their "equivalent replacement" above min. site Code requirements. All Tree Preservation Ordinance requirements apply, including those relating to the Preservation of "large, desirable trees".
6. Indicate any utilities that would affect proposed planting on the Landscape Plan. Note: any overhead power lines on this project should be placed underground.
7. Develop a more definitive street tree scheme, using at least ½ shade trees.
8. The Landscape Plan should be sealed by the Landscape Architect.

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Division: Planning

Member: Jim Koeth
828-5276

Project Name: Stephen Delforia

Case #: 77-R-02

Date: July 9, 2002

Comments:

1. Project subject to site plan level III review which requires Planning and Zoning Board approval with the 30 day City Commission call-up provision as a Conditional Use.
2. Discuss provision for a traffic study (trip distribution) with Engineering Rep. at the meeting. If study is required, staff and a City –retained consultant must review it. The applicant shall incur the City's cost for these consultant services.
3. Provide text narrative indicating project's compliance (point by point) with the City's Beach Design Guidelines criteria prior to item being placed on a Planning and Zoning Board Agenda.
4. Provide text narrative indicating project's compliance (point by point) with ULDR Sec. 47.3, Neighborhood Compatibility, ULDR pages 492-498.11, prior to item being placed on a Planning and Zoning Board agenda.
5. Provide text narrative indicating project's compliance (point by point) with ULDR Sec. 47-24.3, ULDR pages 435-437, prior to item being placed on a Planning and Zoning Board agenda.
6. Provide text narrative indicating project's compliance (point by point) with ULDR Sec. 47-11, Modification of Required Yards, ULDR pages 416-417, prior to item being placed on a Planning and Zoning Board agenda.
7. Provide setbacks (dimensions) to the property lines on site plan, elevations and floor plan. Provide roof plan indicating screening of any mechanical equipment.
8. Provide table indicating the required and all proposed setbacks for the project. Provide table on the site plan as part of the site data information area.

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9. Provide a text narrative to include but not limited to: loading/service systems, maintenance operations, et. al.
10. Recommend presenting proposal to neighborhood association and neighbors for public input.
11. Label all colors on elevations. Also, provide color rendering.
12. Provide a copy of the most current recorded plat for the proposed site. Applicant shall provide documentation verifying that site does not require platting. I.e.: specifically delineated lots under previous plat, verification letter from Broward Co. Planning Council, et. al.
13. Discuss vehicular stacking from SR A-1-A and NE 23 St. with Engineering Rep. and applicant at the meeting.
14. Discuss dead-end parking area with Engineering Rep. at the meeting.
15. Discuss parking lot circulation with Engineering Rep. at the meeting. Turning radii from NE 23 St. difficult.
16. List sq. ft. of units in tabular data.
17. Provide additional architectural detailing to building's SR A-1-A façade.
18. Provide cross section indicating pool and amenities next to building.
19. Outline adjacent building to the South of the subject property on the site plan.
20. Provide context plan for general area (approx. two blocks) indicating building outlines with heights and stories labeled.
21. Provide an approval letter from the Broward County Emergency Management Division indicating that, with the addition of the subject project, an acceptable level of service of hurricane evacuation routes will be maintained as well as the county's emergency shelter capacity.
22. Provide a 7 ft. sidewalk along SR A-1-A.
23. Discuss provision for continuous street trees along SR A-1-A and NE 23 St.
24. Correct site plan to indicate accurate street title (NE vs. NW).

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25. Dimension setbacks on the site plan.
26. Indicate lot size in acreage on table.
27. Provide shadow study in accordance with ULDR Sec. 47-11. Indicate shadow on neighboring properties (outline neighboring structures, parks, open space).
28. Provide two oblique aerial drawings from opposing views, which indicate the mass outline of all proposed structure(s) and the outlines of the adjacent existing and previously approved structures. These mass studies are to be shown on an aerial photograph or by use of an isometric perspective or axonometric drawing of the site and the surrounding adjacent area.
29. Discuss provision for additional trees (increased height) along building with Landscape Rep.
30. Additional comments may be forthcoming at DRC meeting.

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Division: Police

Member: Caryn Cleary-Robitaille
(954) 828-6419

Project Name: Stephen Delfloria

Case #: 77-R-02

Date: 07/09/02

Comments:

How will vehicular and pedestrian access to the parking garage be controlled ?

Stairwell doors, at grade level, should not allow entry. If these doors are propped open, they should alert security in some manner.

Elevators at the parking level should require either key or card access.

A CCTV system that is monitored and recorded should be installed in the parking garage and stairwells.

Please submit comments in writing prior to DRC sign-off.

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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Stephen Delfloria

Case #: 77-R-02

Date: 7/9/02

Comments:

1. Provide a text narrative outlining compliance with the City's Beach Design Guidelines, Neighborhood Compatibility, Modification of Required Yards prior to Planning and Zoning Board review.
2. Provide a table indicating required and proposed setbacks.
3. Discuss stacking distance and dead-end parking with the Engineering representative.
4. Discuss provision for a seven (7) foot sidewalk along SR A-1-A with the Planning representative.
5. Provide a shadow study pursuant to section 47-23.11.
6. Support columns appear to encroach into the required parking spaces which are 8'x 8" x 18' clear area.
7. Provide a letter of approval from the Broward County Emergency Management Division stating acceptable level of service for Hurricane Evacuation.
8. Additional comments may be forthcoming at DRC meeting.